



Board of Directors

Agenda Item #8

Sustainable Housing Committee

Ellen M. Lee, Chairwoman

March 9, 2016

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Louisiana Housing Corporation

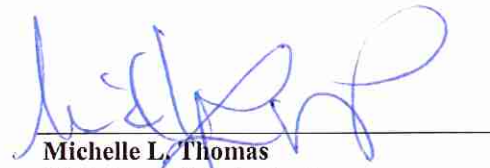
March 8, 2016

SUSTAINABLE HOUSING COMMITTEE MEETING

AGENDA

Notice is hereby given of a regular meeting of the Administrative Committee to be held on **Wednesday, March 9, 2016 @ 11:00 A.M.**, Louisiana Housing Corporation Building, Committee Room 2, located at 2415 Quail Drive, Baton Rouge, Louisiana, by order of the Chairman.

1. Call to Order and Roll Call.
2. Approval of the Minutes of the January 13, 2016 Committee Meeting.
3. Resolution providing for the establishment of a Tenant-Based Rental Assistance ("TBRA") Program to be available to any current or future declared disaster areas, and for a conditional allocation of funds to be administered through Parish Governments in said areas; and providing for other matters in connection therewith. Staff recommends approval.
4. Resolution authorizing the LHC to enter into a contract with Apple Energy Group for training on the Weatherization Assistance Software Version 8.9 National Energy Audit Tool ("NEAT") and Manufactured Home Energy Audit Tool ("MHEA") for the statewide Weatherization Assistance Program ("WAP"); and providing for other matters in connection therewith. Staff recommends approval.
5. Energy Programs Activity Report and Updates.
6. Sustainable Housing Department Update.
7. Louisiana Housing Authority Department Update.
8. HOME Dashboard Report
9. Disaster Recovery CDBG Closeout Status Report
10. Other Business.
11. Adjournment.



Michelle L. Thomas
LHC Appointing Authority

If you require special services or accommodations, please contact Board Coordinator and Secretary Barry E. Brooks at (225) 763 8773, or via email bbrooks@lhc.la.gov.

Pursuant to the provisions of LSA-R.S. 42:16, upon two-thirds vote of the members present, the Board of Directors of the Louisiana Housing Corporation may choose to enter executive session, and by this notice, the Board reserves its right to go into executive session, as provided by law.



Louisiana Housing Corporation

Louisiana Housing Corporation
Sustainable Housing Committee Meeting Minutes
2415 Quail Drive
Committee Room 1
Baton Rouge, LA 70808
Wednesday, January 13, 2016
10:45 a.m.

Committee Members Present

Chairwoman Ellen Lee
Mr. Willie Spears
Mr. Guy Williams
Mr. Matthew Richie

Committee Members Absent

Mr. Malcolm Young, Jr.

Board Members Present

Mr. Mayson H. Foster
Mr. Michael Airhart
Dr. Daryl Burckel
Ron Henson (Designee for Treasurer John Kennedy)

Board Members Absent

Mr. Larry Ferdinand

Staff Present

Michelle Thomas
Nicole Sweazy
Janel Young
Loretta Wallace
Liza Bergeron
Ray Rodriguez
Brenda Evans
Christine Bratkowski
Selena Sims
Barbara Stoetzner
Sara Mulhearn

Others Present

See Attached Sign-in Sheet

Call to Order and Roll Call. Chairwoman Ellen M. Lee called the Sustainable Housing Committee meeting to order at 11:08 a.m. The roll was called by Ms. Selena Sims and a quorum was established.

Approval of Minutes from September 9, 2015. Upon a motion made by Mr. Michael Airhart and seconded by Mr. Guy Williams, the minutes of the September 9, 2015 meeting were approved without correction.

Chairwoman Ellen M. Lee stated that items 3 and 4 were being removed from the Agenda.

Action Item:

- ***Resolution authorizing the LHC to release a RFP to select a training program for Weatherization Assistance Software Version 8.9 National Energy Audit Tool (“NEAT”) and Manufactured Home Energy Audit (“MHEA”) for the statewide WAP and providing for other matters in connection therewith. Staff recommends approval.***

Ms. Lee introduced the matter. Ms. Loretta Wallace, Program Administrator, stated that the item should read “to select a contractor to provide training regarding Version 8.9.....” Ms. Wallace then provided a summary of the matter. Additional discussion followed. A motion was made by Mr. Richie which was seconded by Mr. Airhart to favorably recommend the resolution to the Full Board for approval. The motion passed unanimously.

- ***Resolution authorizing the LHC to enter into a contract with the selected proposer, Franklin Associates, LLC, under the Request for Proposals (“RFP”), for Support Administration of the Disaster Recovery Housing Programs; and providing for other matters in connection therewith. Staff recommends approval.***

Ms. Lee introduced the matter. Ms. Michelle Thomas, Interim Executive Director and Ms. Liza Bergeron, Program Administrator, provided a summary of the matter. Additional discussion followed. A motion was made by Mr. Airhart which was seconded by Mr. Richie to favorably recommend the resolution to the Full Board for approval. The motion passed unanimously.

Energy Department Activity Reports and Updates. Ms. Wallace provided a summary of the 2015 LIHEAP, 2015 WAP and the 2016 LIHEAP.

Sustainable Housing Department Update. Ms. Bergeron provided a summary of the Isaac HMA Cost Share, and reported that there were 5 completed properties, provided information concerning the Katrina/Rita Small Rental Property Programs (“SRPP”) recapture provisions, and reported that several projects in the Gustav/Ike programs have expended 95% or above.

Closeout Report. Janel Young, Senior Advisor, provided a summary regarding the quarterly Disaster Recovery Program Closeout Report and described the closeout task force with OCD.

Louisiana Housing Authority (“LHA”) Department Update. Ms. Nicole Sweazy, Program Administrator provided a summary of the LHA update. She reported that Louisiana is the 3rd state in the country to have begun to expend its Section 811 rental assistance funds. The annual point and time count is the best way to get a census for the homeless and will begin on January 25th, and informed the committee that anyone wanting to provide assistance may contact her directly. She also reported that Phase 1 is complete on the mission on O.C. Haley Boulevard in New Orleans, and that work on the exterior of the building and Phase 2 the interior will begin soon.

HOME Report. Due to time constraints, Ms. Brenda Evans, Program Administrator, gave a brief update, and reported that the LHC is on target with its deadlines. Applications have been received and staff are finalizing

rates on those applications for Board's approval in the March Board Meeting for the \$4 million NOFA. The LHC also has \$2 Million NOFA for the CHDOs in the area.

Adjournment. There being no further business to discuss, Chairwoman Lee adjourned the meeting at 11:35 a.m.

Committee Secretary



LOUISIANA HOUSING CORPORATION

LHC BOARD OF DIRECTORS SUSTAINABLE HOUSING COMMITTEE MEETING

Wednesday, January 13, 2016 @ 10:45 A.M.

Guest Sign-In Sheet

GUEST NAME	FIRM
PLEASE, PLEASE PRINT	
1. Roz Peychard	CDV Dry
2. JAWON GUNNER	Bcd - DRU
3. Adam Parker	Butler Snow
4. W. Novec	F&J
5. Holly Knight	BGC

SHCM
PLEASE PRINT CLEARLY

GUEST NAME

FIRM

6. Chad Tati

COI etc

7. Angela Fyssas - Lear

Whitney

8. R Hunter

OWA Housing Alliance

9. IRINA HENDERSON

St. John Housing

10. _____

11. _____

12. _____

13. _____

14. _____

15. _____

16. _____

17. _____

18. _____

LOUISIANA HOUSING CORPORATION

The following resolution was offered by Director _____ and
seconded by Director _____:

RESOLUTION

A resolution providing for the establishment of a Tenant-Based Rental Assistance (“TBRA”) Program to be available to any current or future declared disaster areas, and for a conditional allocation of funds to be administered through Parish Governments in said areas; and providing for other matters in connection therewith.

WHEREAS, the Louisiana Housing Corporation (“LHC” or “Corporation”) was created by and pursuant to the Louisiana Housing Corporation Act contained in Chapter 3-G of the Louisiana Revised Statutes of 1950, as amended (R.S. 40:600.86 through R.S. 40:600.111); and

WHEREAS, the LHC, as authorized by the State of Louisiana pursuant to R.S. 40:600.91(A), shall have the powers necessary or convenient to carry out and effectuate the purpose and provisions of the LHC Act; and

WHEREAS, Governor John Bel Edwards issued Proclamation No. 17 JBE 2016 declaring a state of emergency in the parishes of Ascension, Assumption, Iberville, Livingston, Point Coupee, St. Helena, St. James, St. John the Baptist, and Washington as a result of the severe damage caused by the tornadoes and severe weather that moved through those parishes on February 23, 2016; and

WHEREAS, the proclamation further authorized and directed all departments, commissions, boards, agencies and officers of the State to cooperate in actions the State may take in response to the effects of the severe weather event; and

WHEREAS, the HOME TBRA is designed to provide assistance to individual households to help them afford the housing costs of market-rate units; and

WHEREAS, the LHC has determined that other federal or individual assistance may not be made available to some households in disaster affected parishes; and

WHEREAS, the LHC is proposing to use a combination of HOME funds and LHC self-generated revenues, to provide rental assistance to families living in parishes affected by the severe weather that are in immediate need of safe and sanitary housing.

NOW THEREFORE BE IT RESOLVED by the Board of Directors of the Louisiana Housing Corporation, acting as governing authority of the Louisiana Housing Corporation, that:

SECTION 1. The Corporation is hereby conditionally authorized to commit up to two million dollars (\$2,000,000) in HOME funds to implement a Tenant-Based Rental Assistance (TBRA) Program to assist low-income families (80% or below Area Median Income) in the parishes designated as disasters parishes by the Governor.

SECTION 2. The Corporation is hereby authorized to commit up to one million dollars (\$1,000,000) in LHC self-generated revenues to implement a disaster assistance program similar in operation to the TBRA to assist families with incomes above eighty percent (80%) of the Area Median Income in the parishes designated as disasters parishes by the Governor.

SECTION 3. The Chairman, Vice Chairman, Executive Director, and/or Secretary of the Corporation are hereby authorized, empowered, and directed to execute any forms and/or documents required to be executed on behalf of and in the name of the Corporation, the terms of which are to be consistent with the provisions of this resolution.

This resolution having been submitted to a vote, the vote thereon was as follows:

YEAS:

NAYS:

ABSENT:

And the resolution was declared adopted on this, the 9th day of March, 2016.

Chairman

Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation, do hereby certify that the foregoing two (2) pages constitute a true and correct copy of a resolution adopted by said Board of Directors on March 9, 2016; entitled: "A resolution providing for the establishment of a Tenant-Based Rental Assistance (TBRA) Program to be available to any current or future declared disaster areas and for a conditional allocation of funds to be administered through Parish Governments in said areas; and providing for other matters in connection therewith."

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Corporation on this, the 9th day of March, 2016.

Secretary

(SEAL)



LOUISIANA Housing Corporation

DRAFT Short-term Disaster Rental Assistance Program

March 2016

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EXECUTIVE SUMMARY

Tornadoes and severe weather moved across parts of Louisiana on Tuesday, February 23, 2016 bringing strong winds, heavy rain, and several tornadoes which caused severe damage, including multiple fatalities, dozens of injuries, and damaging or destroying several hundred homes. In response, Governor John Bel Edwards issued Proclamation No. 17 JBE 2016 declaring a state of emergency in the parishes of Ascension, Assumption, Iberville, Livingston, Point Coupee, St. Helena, St. James, St. John the Baptist, and Washington. This Proclamation further authorized and directed all departments, commissions, boards, agencies and officers of the State to cooperate in actions the State may take in response to the effects of the severe weather event.

Beginning on the morning of February 24, 2016, the leadership and staff of the Louisiana Housing Corporation began working diligently to gain an understanding of the extent of the damage and the housing needs of those affected by the storms. As the information began trickling in, LHC staff crafted a set of solutions that would meet the expressed housing needs and assist the affected families with securing short-term housing while their homes are being repaired. This document outlines those proposed solutions.

In keeping with our mission to ensure that every Louisiana resident is granted an opportunity to obtain safe, affordable and energy-efficient housing, the LHC is proposing to use a combination of federal funds and self-generated revenues to provide up to \$3 million in rental assistance to families living in the nine parishes affected by the disaster. These families are in immediate need of safe and sanitary housing, and this program directly ties into the mission of the Corporation.

ABOUT THE LHC


Act 408 (the Act) of the 2011 Regular Session of the Louisiana Legislature created the Louisiana Housing Corporation (LHC). The intent of the Act was to consolidate funding sources and programs for affordable housing throughout the State and provide for a coordinated approach to overall State housing policy to ensure an adequate supply of affordable and accessible housing for all Louisiana residents.

Prior to the establishment of LHC, billions in federal and State dollars flowed through many different agencies in Louisiana, including the Louisiana Housing Finance Agency (LHC's predecessor agency), the Office of Community Development's Disaster Recovery Unit, the Department of Health and Hospitals, the Department of Children and Family Services, and the Louisiana Housing Authority, along with many other State programs that planned, funded and monitored homeownership, homelessness prevention, rental assistance and housing-related childcare.

This consolidation of such a broad range of housing programs was unprecedented for a State housing finance agency, creating a national model for comprehensive affordable housing policy development and financing, as well as coordinating the response to statewide housing disaster recovery.

JUST THE FACTS

Upon the formation of the LHC in 2012, the corporation began administering a portion of the state's disaster housing recovery programs and delivering housing initiatives in impacted parishes. Through our work, housing units have been brought back from desolation to serve as shining examples of what affordable housing can and should look like in Louisiana.




The corporation allocates federally allotted Low Income Housing Tax Credits (LIHTC) that provide an incentive toward the development of low-income rental housing. LHC also partners with Community Housing Development Organizations (CHDOs), non-profit and for-profit developers to distribute federal formula grants including the HOME Investment Partnership Program to fund a wide range of activities that build, buy and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance. Through the issuance of Multi-Family Mortgage Revenue Bonds (MRBs), LHC provides financing to developers to acquire, construct and/or rehabilitate affordable housing for low to moderate income families and individuals.

The LHC's Single Family Homeownership Programs help low- to-moderate- income homebuyers achieve the American dream of owning their own homes. The LHC offers programs to assist homebuyers with the purchase of their principal residence, grants for down payment and/or closing costs and affordable rates. These programs are available for both first-time homebuyers and people who have owned homes before.

LHC also offers programs that provide assistance with the cost of energy and home weatherization assistance to low-income families across the state.

The Louisiana Housing Authority is a subsidiary of the LHC which develops and implements strategies to eradicate homelessness and address housing needs in Louisiana. These strategies include the Permanent Supportive Housing program that links affordable rental housing with voluntary, flexible, and individualized services to people with severe and complex disabilities, enabling them to live successfully in the community.



LHC is the Performance Based Contract Administrator (PBCA) for the state of Louisiana for its “project based” assets. LHC monitors compliance of Section 8 project owners with their obligation to provide decent, safe, and sanitary housing to assisted residents. LHC also ensures compliance with HUD regulations and requirements, and administers rental payments to project owners.

LHC’s monitors construction performance, physical conditions, financial performance and compliance with applicable regulations and governing documents for properties the corporation has funded. Beginning in the construction period and throughout the affordability period, properties and their financial records are examined and monitored to ensure preservation, long-term viability and to accomplish the mission of the LHC to provide safe, decent, sanitary and affordable housing. The portfolio includes properties funded through low income housing tax credits, HOME funds, CDBG and FDIC.

NEEDS ASSESSMENT



Waterspouts over Lake Ponchartrain
Photo by Patrick Greenfield on Twitter

Natural disasters do not discriminate based on economic status and no one was spared as tornados ravaged homes across nine parishes on Tuesday, February 23. While the process of long-term recovery may be less daunting for households with adequate insurance coverage and significant financial resources, the short-term needs of all must be considered and

provisions have been made to offer assistance to families in need of housing.

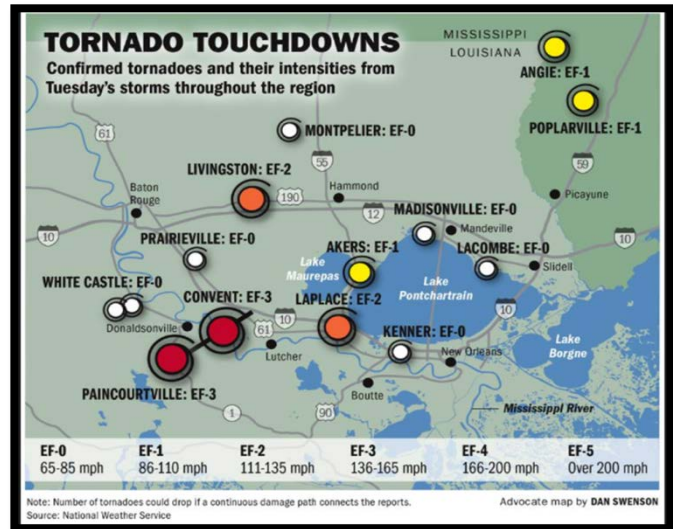
The governor declared a state of emergency in Ascension, Assumption, Iberville, Livingston, Pointe Coupee, St. Helena, St. James, St. John the Baptist, and Washington parishes after an historic 12 confirmed tornadoes touched down in a single day and destroyed homes and businesses in a matter of hours.

The St. James Parish town of Convent was the hardest hit, where 90 percent of the estimated 160 mobile homes at the Sugar Hill trailer park were demolished. Two casualties have been confirmed and dozens were injured. Across the parish, more than 200 homes were destroyed beyond habitation. In Assumption Parish, a tornado knocked down a water tower and destroyed 45 homes.



Sugar Hill Trailer Park in Convent, LA
Photo courtesy of GOHSEP

The National Weather Service confirmed both St. James and Assumption Parishes were hit by an EF-3 tornado which typically has wind speeds of between 136 mph and 165 mph. The NWS staff estimates that at one point the tornado that swept through Convent had winds of around 140 mph – the same as a Category 4 hurricane.



The residents impacted by this disaster need assistance with financing short-term housing. Currently people are in shelters, hotels, or staying with friends and relatives. At last count, 150 people were in shelters in St. James Parish alone. We know from the LHC's 2014 Housing Needs Assessment of Louisiana that 20 percent of residents in the affected parishes are below the poverty rate. Over 55 percent of the elderly households are low-income. In seven out of the nine parishes, 20 percent of the housing stock is made up of mobile homes. Nearly 40 percent of all renters in these parishes are using more than 35 percent of their monthly income on gross rent; however, St. John Parish has concentrations of extreme rent-stressed households, meaning that they are paying more than 50 percent of their income on housing – leaving very little of their remaining income for health expenses, food, savings, or unexpected repairs.



Aerial view of damage in St. John the Baptist Parish

The target population is renters with short-term relocation needs and homeowners with or without insurance. Parishes with a higher median household income and lower poverty rate such as Ascension and Livingston may require less assistance than Washington and St. Helena parishes which have a much lower median household income of \$30,500 and \$29,600, respectively, and twice the poverty rate per capita. While needs assessments are ongoing in the nine parishes, we know that in St. John Parish 319 units received minor damage; 168 sustained major damage with 62 of those being unfit for habitation; and eight were totally destroyed. Over 46 percent of the households impacted in that parish were uninsured.

Insurance claims adjusters are on the ground, but we know from previous disasters that processing claims may take a few weeks or several months. The unfortunate reality is that life does not slow down because the insurance money has not been received. Parents must continue to work to support the family's needs. Children must continue to go to school. Bills and mortgages must continue to be paid – even if the home is uninhabitable. LHC's Short-Term Disaster Rental Assistance Program is designed to meet the immediate needs.



Gold's Gym in Prairieville LA

Prior to the tornados, parishes like St. John and St. James already had a dire need for more affordable rental housing. Now, after losing housing stock to repeated disasters, renters and homeowners may have to look outside of their parishes and school districts to find housing they can afford. The need to help these families to stabilize is urgent

and requires immediate action. Household instability has a tremendous domino effect and not only tears at the fabric of our communities, but the residual effects will be felt in our schools, in economic development efforts, our workforce, and overall quality of life.

The Louisiana Housing Corporation is uniquely positioned to react quickly. The corporation is not a budget unit of the state, receives no state appropriations, and operates solely on self-generated revenue. Despite having the corporation's reserves depleted by \$63 million through fund sweeps under the previous administration, prudent fiscal management allows LHC to continue to carry out its mission and come to the aid of Louisiana's citizens in times of need.



Damage in LaPlace, LA ~ Photo courtesy of The Advocate

LHC's staff has extensive experience in administering disaster recovery housing programs and currently has funds, through federal programs that it administers, that can be immediately allocated to this effort. This work is what the corporation does daily and the

structure is already in place to ensure successful program administration - from accounting to compliance.

PROPOSED SOLUTIONS

PROGRAM OVERVIEW

The LHC may allocate funding directly to parish governments in the nine affected parishes of Ascension, Assumption, Iberville, Livingston, Pointe Coupee, St. Helena, St. James, St. John the Baptist and Washington. Funding will only be provided based on the number of housing units that have been deemed uninhabitable. Residents in the impacted parishes will be able to apply for up to 12 months of rental assistance; a security deposit equal to one month's rent; and utility deposits for water, sewer, gas and electricity.

Tornado disaster rental assistance will be available to families regardless of income using a needs-based formula. Priority will be given to those who demonstrate an urgent need for housing, veterans and elderly individuals. The assistance is portable throughout the state and can be used in other parishes if the parish of residence has no available vacancies for rent.

Impacted families will work directly with their parish government to apply for rental assistance. Displaced residents must provide proof of income and residency, because assistance will be provided for damage to the primary residence only.

Initial assessments within the parishes have determined that there is a need for temporary housing (up to 90 days) and short term housing (up to 12 months). The solutions are designed to meet both of those needs.

Up to \$2 million of the funding is from HUD's HOME Investment Partnerships Program and must be used for families who are low- to moderate-income (income is at or below

80 percent of the parish's area median income). Income limits are in the following table:


	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Ascension	\$36,700	\$41,950	\$47,200	\$52,400	\$56,600	\$60,800	\$65,000	\$69,200
Assumption	\$31,950	\$36,500	\$41,050	\$45,600	\$49,250	\$52,900	\$56,550	\$60,200
Iberville	\$31,450	\$35,950	\$40,450	\$44,900	\$48,500	\$52,100	\$55,700	\$59,300
Livingston	\$36,700	\$41,950	\$47,200	\$52,400	\$56,600	\$60,800	\$65,000	\$69,200
Pointe Coupee	\$36,700	\$41,950	\$47,200	\$52,400	\$56,600	\$60,800	\$65,000	\$69,200
St. Helena	\$36,700	\$41,950	\$47,200	\$52,400	\$56,600	\$60,800	\$65,000	\$69,200
St. James	\$37,450	\$42,800	\$48,150	\$53,500	\$57,800	\$62,100	\$66,350	\$70,650
St. John	\$33,600	\$38,400	\$43,200	\$48,000	\$51,850	\$55,700	\$59,550	\$63,400
Washington	\$27,350	\$31,250	\$35,150	\$39,050	\$42,200	\$45,300	\$48,450	\$51,550

Applicants whose household income exceeds the limits in the table above are not low-to-moderate income, however they may still be eligible for assistance.

TEMPORARY HOUSING ASSISTANCE (UP TO 90 DAYS)

Based on initial reports from the field, there are some displaced residents that have doubled-down in existing households and others that have found temporary shelter in hotels. In an effort to expedite persons being placed back into permanent residences, LHC proposes two additional incentives:

Short Term Occupancy Provision - Assistance for person staying with family or friends for a period of time of less than 90 days will be eligible to receive temporary assistance. This assistance will be in an amount equivalent to an efficiency apartment. This option is allowable under HUD rules and the federal HOME Program. Verification of residency, prior and post storms will be required.



Temporary Short Term Leases – Many landlords may be reluctant to rent for a term of less than 12 months. LHC will allow temporary short term leases, which is defined as an executed third party lease for a periods of less than 12 months, but no longer than three months. Landlords who are willing to lease to displaced residents will be allowed to execute temporary leases and retain the one month deposit.

SHORT-TERM RENTAL ASSISTANCE (UP TO 12 MONTHS)

The Short-Term Rental Assistance program is a rental subsidy based on need that will be made available to both renters and homeowners. In order to qualify, families must demonstrate that their primary residence as the time of the storm has sustained major damage or was destroyed. This applies to all applicants regardless of income.

The rental assistance will be portable within the State of Louisiana. If there are not enough rental units in a parish, and a resident may go to a neighboring parish, as the assistance will be available for the rented home/apartment in the neighboring parishes.

ELIGIBLE ACTIVITIES

RENTAL ASSISTANCE

The proposed set of programs is designed to provide short-term rental assistance to households affected by tornadoes and severe weather that swept through Louisiana on February 23, 2016. Assistance will be limited to those households whose primary residence at the time of the storm sustained major damage or was destroyed.

Rental assistance will be provided in the form of a subsidy that will be calculated using a need-based formula, up to the Fair Market Rent (FMR) for the parish in which the

temporary/short-term housing exists. The lease agreement between the landlord and tenant may be in effect up to one year unless both parties agree to a shorter term. Temporary rental assistance will be available (up to 90 days) and would include a 0 room rate (efficiency apartment) level of assistance for individuals renting a room in an existing household for a period of not more than 90 days.

SECURITY AND UTILITY DEPOSITS

Security and utility (water, electric, sewer, and gas) deposits may be provided in conjunction with rental assistance.


The security deposit may not exceed the total of one (1) month's rent for the unit.

SELECTION REQUIREMENTS

Income eligibility:

\$2 million in funding will be available for households who are determined to be eligible for assistance must have a gross annual income at or below eighty percent (80%) of the area median income, adjusted for family size, as established annually by HUD.

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Ascension	\$36,700	\$41,950	\$47,200	\$52,400	\$56,600	\$60,800	\$65,000	\$69,200
Assumption	\$31,950	\$36,500	\$41,050	\$45,600	\$49,250	\$52,900	\$56,550	\$60,200
Iberville	\$31,450	\$35,950	\$40,450	\$44,900	\$48,500	\$52,100	\$55,700	\$59,300
Livingston	\$36,700	\$41,950	\$47,200	\$52,400	\$56,600	\$60,800	\$65,000	\$69,200
Pointe Coupee	\$36,700	\$41,950	\$47,200	\$52,400	\$56,600	\$60,800	\$65,000	\$69,200
St. Helena	\$36,700	\$41,950	\$47,200	\$52,400	\$56,600	\$60,800	\$65,000	\$69,200
St. James	\$37,450	\$42,800	\$48,150	\$53,500	\$57,800	\$62,100	\$66,350	\$70,650
St. John	\$33,600	\$38,400	\$43,200	\$48,000	\$51,850	\$55,700	\$59,550	\$63,400
Washington	\$27,350	\$31,250	\$35,150	\$39,050	\$42,200	\$45,300	\$48,450	\$51,550



\$1 million in funding will be available for non-LMI households must demonstrate an urgent need such as homelessness or living in shelters.

Participants will be assisted on a first come, first served basis.

PARAMETERS OF ASSISTANCE

Payment (Rent) standard

Payment of assistance is based on 2015 Fair Market Rents. (See FMR table attached)

ALLOCATION PROCESS

Governor Declared State of Emergency -
Severe Weather and Tornadoes

February 23, 2016

On February 23, 2016, a violent storm system covering much of Southern Louisiana moved through the area bringing strong winds, heavy rain, and several tornadoes watches, flood warnings, and flash flood warnings for much of southern Louisiana. The storm system caused severe damage and more than one hundreds homes were destroyed. As a result, the governor declared a state of emergency in the impacted parishes of **Ascension, Assumption, Iberville, Livingston, Point Coupee, St. Helena, St. James, St. John the Baptist and Washington.**

LHC Activates Disaster Response Housing
Tool - LaHousingSearch.org

February 24, 2016

The LAHousingSearch is a housing locator service provided by the Louisiana Housing Corporation to allow individuals to locate available affordable housing that best fit their individual and family needs. This service can be accessed 24 hours a day and is supported by a toll-free bilingual call center M-F, 8:00 am – 7:00 pm CST.

When a disaster strikes, LHC activates the disaster housing response feature of this service as immediate support to help communities secure access to decent, safe and affordable housing.

- ✓ Outbound calls to vacant property owners in and around the impacted parishes to register vacant units.
- ✓ E-blast to more than 6500 registered property owners in Louisiana.



**\$3 Million in Disaster Rental Assistance
Available for Displaced Families In Disaster
Impacted Parishes**

TBD

The Louisiana Housing Corporation allocated \$3 million in funding to nine parishes affected by the February 23 tornadoes and severe weather to provide short-term rental assistance to families displaced by the storms.

The funding will be allocated directly to local governments in the nine affected parishes. Priority will be given to those who demonstrate an urgent need for housing, veterans and elderly individuals. The assistance is portable throughout the state and can be used other parishes if the parish of residence has no available vacancies for rent.

**LHC Will Lead Technical Assistance
Conference Calls with Affected Parishes for
Tenant Based Rental Assistance (TBRA)**

TBD

LHC staff will lead on-going technical assistance conference calls with staff in the affected parishes to evaluate housing needs, discuss the parameters of the TBRA program and determine capacity for each parish to successfully administer the program.

In addition, the LHC team will provide the *State Recipient Agreement*, addendums, attachments and other additional requirements necessary receive grant funds from the corporation.



Local Governments Receive Funding
Allocation to Provide Short-term Rental
Assistance to Families Impacted by
Tornadoes

TBD

Once the grant packet is executed and approved by LHC, parishes can initiate the application in-take process to identify eligible households for the program. To aid in the efficiency of the program and to leverage resources, LHC will offer Housing Quality Standards (HQS) inspections for parishes with limited capacity to perform these services. All rental units must be inspected prior to occupancy and execution of a lease agreement.

Parishes will be reimbursed on a monthly basis following the submission of acceptable documentation as described in the State Recipient Agreement.


COMMUNICATIONS STRATEGY

TALKING POINTS

- The state of Louisiana through the Louisiana Housing Corporation (LHC) is making up to \$3 million in short-term disaster rental assistance available to the nine (9) parishes affected by the February 23, 2016 tornadoes and severe weather.
- The funding for the program includes \$2 million from the federal HOME program and \$1 million from the corporation's general funds.
- The corporation will allocate the funding directly to local governments in the nine affected parishes of Ascension, Assumption, Iberville, Livingston, Pointe Coupee, St. Helena, St. James, St. John the Baptist and Washington. Residents in the impacted parishes will be able to apply for up to 12 months of rental assistance; a security deposit equal to one month's rent; and utility deposits for water, sewer, gas and electricity.
- The rental assistance will be available for both low-to-moderate income (LMI) and non-LMI families. The LHC will allocate funding using a needs-based subsidy formula.
- \$2 million in funding must be used for families who are low to moderate income (80 percent Area Median Income). Income limits are below:

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Ascension	\$36,700	\$41,950	\$47,200	\$52,400	\$56,600	\$60,800	\$65,000	\$69,200
Assumption	\$31,950	\$36,500	\$41,050	\$45,600	\$49,250	\$52,900	\$56,550	\$60,200
Iberville	\$31,450	\$35,950	\$40,450	\$44,900	\$48,500	\$52,100	\$55,700	\$59,300
Livingston	\$36,700	\$41,950	\$47,200	\$52,400	\$56,600	\$60,800	\$65,000	\$69,200
Pointe Coupee	\$36,700	\$41,950	\$47,200	\$52,400	\$56,600	\$60,800	\$65,000	\$69,200
St. Helena	\$36,700	\$41,950	\$47,200	\$52,400	\$56,600	\$60,800	\$65,000	\$69,200
St. James	\$37,450	\$42,800	\$48,150	\$53,500	\$57,800	\$62,100	\$66,350	\$70,650
St. John	\$33,600	\$38,400	\$43,200	\$48,000	\$51,850	\$55,700	\$59,550	\$63,400
Washington	\$27,350	\$31,250	\$35,150	\$39,050	\$42,200	\$45,300	\$48,450	\$51,550

- Applicants who are not low-to-moderate income may also be eligible for assistance.
- Rental assistance will be available for up to one year and will be based on the 2015 Fair Market Rent in each of the affected parishes.
- Rental assistance includes funds for utility deposits, including water, sewer, gas and electricity and for a security deposit equal to one month's rent.
- The rental assistance is portable throughout the state and can be used in other parishes if the parish of residence has no available vacancies.
- Temporary rental assistance (for those needing housing for less than 90 days) will also be available. The LHC will provide incentives to encourage landlords to provide temporary rental assistance for families needing shelter for 90 days or



less. Assistance may also be provided for persons staying with family or friends for a period of time less than 90 days. This assistance will be capped at a 0 room (efficiency apartment) rate of assistance.

- Impacted families should contact their local parish government office directly to apply for rental assistance. Displaced residents will be required to provide proof of income and residency, because assistance will be provided for damage to the primary residence only.
- Families who were displaced by the storms and are looking for a place to rent should visit LAHousingSearch.org. The website is a free service and lists rental vacancies across the state. The LHC estimates there are 437 vacant units statewide that are currently listed on the website.
- The LHC is also asking landlords and property owners who have vacancies to list them on LAHousingSearch.org so that we can connect the families living in the affected parishes with available housing.

PRESS RELEASE

FOR IMMEDIATE RELEASE

March 2, 2016

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225.763.8895

\$3 Million in Short-Term Disaster Rental Assistance Available for Displaced Families in Disaster Impacted Parishes

BATON ROUGE, LA – Governor John Bel Edwards announced today that the Louisiana Housing Corporation (LHC) is making \$3 million in short-term disaster rental assistance available to nine parishes affected by the tornadoes and severe weather events of February 23, 2016.

“Help is on the way for Louisiana families who lost their homes this past week,” said Governor John Bel Edwards. “We can’t replace all that these families lost, but we can help alleviate the unexpected housing costs that will arise because of this disaster.”

The LHC will allocate funding directly to local governments in the nine affected parishes of Ascension, Assumption, Iberville, Livingston, Pointe Coupee, St. Helena, St. James, St. John the Baptist and Washington. Residents in the impacted parishes will be able to



apply for up to 12 months of rental assistance; a security deposit equal to one month's rent; and utility deposits for water, sewer, gas and electricity.


Tornado disaster rental assistance will be available to families regardless of income using a needs-based formula. Priority will be given to those who demonstrate an urgent need for housing, veterans and elderly individuals. The assistance is portable throughout the state and can be used in other parishes if the parish of residence has no available vacancies for rent.

Impacted families should contact their local parish government office directly to apply for rental assistance. Displaced residents will be required to provide proof of income and residency, because assistance will be provided for damage to the primary residence only.

Families who were displaced by the storms and need a place to rent can visit LAHousingSearch.org to search for openings. The website is a free service for both renters and landlords and lists vacancies across the state. LAHousingSearch.org also operates a bilingual call center Monday through Friday, 8:00 a.m. – 7:00 p.m. CST at 1-877-428-8844.

“We estimate that there are 437 available vacant rental units listed on LAHousingSearch.org,” said LHC Interim Executive Director Michelle L. Thomas. “We encourage landlords and property owners who have vacancies statewide, and especially in the impacted parishes, to list them on the site so that we can immediately begin connecting families with available openings.”

###



The Louisiana Housing Corporation (LHC) was created by Act 408 of the 2011 Louisiana Legislative Session. The LHC administers federal and state funds through programs designed to advance the development of energy efficient and affordable housing for low- and moderate-income families.

STRATEGIES TO HANDLE POTENTIAL OBJECTIONS AND CRITICISM

Q: How will the LHC handle fraud?

A: The LHC has developed state recipient agreements with guidelines for intake and appropriate documentation. The agreements have built-in protocols for auditing and monitoring the program; recapture agreements at the initiation of the program; and built-in reporting functions. Technical assistance and monitoring assistance will be provided at the initiation of the program and throughout the process. Draw requests will only be processed with proper documentation and compliance agreements. Qualified staff will be in the field to monitor the program monthly and on an as-needed basis.

Q: What about additional assistance such as food and other needs?

A: The purpose of this particular program is to provide short-term disaster rental assistance as a result of the tornado and severe weather of February 23. Funding will be limited for this particular program to disaster rental assistance.

Q: How are you able to fund this program when the state doesn't have any money?

A: These families are in a crisis too. The LHC generates its own revenues for the purpose of providing safe, sanitary and affordable housing to Louisiana citizens. The corporation is not a budget unit of the state and its funding does not affect or impact state government operations.

The families affected by the February 23 storms are in a desperate need for safe and sanitary housing. The corporation has been prudent in its spending during the current fiscal year and will use revenues generated from its programs to fulfill its mission of providing housing for these families. The program will also use federal HOME funds which are earmarked for rental assistance.

Q: Isn't the LHC undergoing a reorganization and layoff? How are you able to pay for this program?

For years, the LHC's recurring expenses have exceeded its recurring revenues and one-time revenues were used to produce a balanced budget. This type of budgeting was easy when the agency had hefty reserves. However, between 2011 and 2014, the previous administration and Legislature required the LHC to transfer more than \$63M of its reserves to the state Treasury. The Board and leadership of the LHC have chosen to move away from the reliance on non-recurring revenues in its budget development and management processes. As such, the Board has charged the agency with developing a staffing plan that relies solely on recurring revenues.

This program will be funded primarily with Federal program dollars that are allocated to the State of Louisiana and administered by the Louisiana Housing Corporation. Additionally, discretionary funding will be used for those families that do not meet the low-income eligibility criteria of the Federal program.

Q: How will you decide who gets assistance?

A: Rental assistance will be determined by a needs-based formula developed by HUD and modified by LHC to meet the specific parameters of this program.

Q: What if there are no rental units available in a particular parish?

A: A citizen may only apply for rental assistance if their primary residence was in one of the affected parishes and sustained major damage or was destroyed by the storms that swept across Louisiana on February 23, 2016. The parish will verify addresses to ensure an address is the primary residence. Rental assistance will then be portable throughout the state of Louisiana if no units are available in the resident's home parish.

Q: Why are you providing help for families who are above 80 percent Area Median Income?

A: Families affected by the disaster may now be forced to rent an apartment on top of making mortgage payments each month. The national standard for affordable housing dictates that housing costs should not exceed 30 percent of an individual's or household's income.

Families impacted from these disasters may be living paycheck to paycheck and will now be rent-stressed because of the storm. The program uses a needs-based subsidy formula which takes into account income and assets and is based on need. The program provides equitable relief, and the subsidy is capped and formula-based. Helping rent-stressed individuals/families and making housing affordable are both part of the LHC's mission.

Q: How will you ensure that this short-term rental assistance will not become permanent?

A: Although the damage was great in the affected parishes, the scope (number of impacted individuals/families) was relatively small. Businesses and citizens should be able to get back on track in the time-period set forth in the program (12 months maximum). However, exceptions may be made on a case-by-case basis.

St. John the Baptist Parish is conducting crisis counseling for individuals who receive local government assistance. The LHC will work with parish presidents to encourage crisis counseling and case management for funding recipients of this program as well.



Q: How will you ensure rent payments will be made on time?

A: The LHC is working with GOSHEP to get appropriate damage estimates. The parish will invoice the LHC no less than two weeks before the rent is due. LHC will process the invoice and cut the rent payment in less than 7 days so the parish can pay landlords on time. More time will be built in for the first draw because of the verification required.

Q: What about individuals who did not have homeowners insurance?

A: This particular program will provide rental assistance and is not intended to rebuild homes. The corporation is putting limits on the length of time the program will operate and the amount of the subsidy. The goal of the program is to help stabilize living conditions for these families so they have a chance to prepare for the future.

Q: How many affordable homes could you have built with this money instead of using it for this disaster program?

A: Providing rental assistance to these families is the quickest way to address the immediate need for shelter in this area. This is short-term assistance while these families work diligently to return to their homes.

NOTICE TO PARISH PRESIDENTS

Dear Parish President:

Governor John Bel Edwards, in conjunction with the Louisiana Housing Corporation (LHC), is making \$3 million in short-term disaster rental assistance available to nine parishes affected by the tornadoes and severe weather events of February 23, 2016.

The LHC may allocate funding directly to local governments in the nine affected parishes of Ascension, Assumption, Iberville, Livingston, Pointe Coupee, St. Helena, St. James, St. John the Baptist and Washington.

Residents in the impacted parishes will be able to apply for up to 12 months of rental assistance; a security deposit equal to one month's rent; and utility deposits for water, sewer, gas and electricity.


Tornado disaster rental assistance will be available to families regardless of income using a needs-based formula. The assistance is portable throughout the state and can be used in other parishes if the parish of residence has no available vacancies for rent.

The LHC will be conducting a conference call to outline the program in detail and discuss next steps for providing rental assistance to families in your area. The number and code to participate in the call is listed below. **Please check your email inbox for additional correspondence specifying the date and time of the call.**

Short-Term Disaster Rental Assistance Conference Call Information

Number: 1-866-642-1665

3 3 5 8 4 2 (participants use this code to dial into the conference)



In the meantime, families who were displaced by the storms and need a place to rent can visit LAHousingSearch.org to search for openings. The website is a free service for both renters and landlords and lists vacancies across the state. LAHousingSearch.org also operates a bilingual call center Monday through Friday, 8:00 a.m. – 7:00 p.m. CST at 1-877-428-8844.

We look forward to working with you to provide the assistance necessary to get families impacted by these disasters back into their homes as quickly as possible.

TECHNICAL ASSISTANCE

CONFERENCE CALL

CONFERENCE CALL INFORMATION (ALL PARTICIPANTS):

Number: 1-866-642-1665

3 3 5 8 4 2 (participants use this code to dial into the conference)

CONFERENCE CALL INFORMATION (LHC ONLY):

3 3 5 8 4 2 0 (the facilitator ONLY will use this code to actually initiate the opening of the conference lines)

1 2 3 4 (this is the budget code that the system will ask for)

PARISH ALLOCATIONS

- The LHC is making up to \$3 million in disaster rental assistance available to 9 parishes impacted by the tornado/storm/disaster of February 23.
- \$2 million of the funding must be used for families who are low to moderate income (80 percent Area Median Income). Income limits are below:

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Ascension	\$36,700	\$41,950	\$47,200	\$52,400	\$56,600	\$60,800	\$65,000	\$69,200
Assumption	\$31,950	\$36,500	\$41,050	\$45,600	\$49,250	\$52,900	\$56,550	\$60,200
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Pointe Coupee	\$36,700	\$41,950	\$47,200	\$52,400	\$56,600	\$60,800	\$65,000	\$69,200
St. Helena	\$36,700	\$41,950	\$47,200	\$52,400	\$56,600	\$60,800	\$65,000	\$69,200
St. James	\$37,450	\$42,800	\$48,150	\$53,500	\$57,800	\$62,100	\$66,350	\$70,650
St. John	\$33,600	\$38,400	\$43,200	\$48,000	\$51,850	\$55,700	\$59,550	\$63,400
Washington	\$27,350	\$31,250	\$35,150	\$39,050	\$42,200	\$45,300	\$48,450	\$51,550

- \$1 million in funding is available for families who are not 80 percent AMI or who only need temporary rental assistance
- The amount of assistance available to each affected parish depends on a formula taking into account the Fair Market Rent (FMR) in the area, the individual disaster assistance (IDA) report, up to 12 months of rental assistance, and one month's security deposit. The assistance also includes one month of utility deposits (water, gas, sewer usually around \$500)
 - $\text{FMR} \times \text{IDA Report} \times 13 \text{ months} + \text{utility deposits}$
- The LHC will allocate the money directly to parishes. The parishes, in turn, will make payments to landlords on behalf of tenants. Payments should go out roughly one week in advance of the day rent is due.
- Rental assistance will also be available for those who need help for a short-period of time (less than 90 days)

RENTAL ASSISTANCE

- The temporary rental assistance will be based on need and is available to both renters and homeowners.
- In order to qualify, families must demonstrate an urgent need for housing. This applies to all applicants regardless of income. A priority focus will be placed on veterans and elderly individuals.
- Rental assistance will be available to individuals whose property is deemed uninhabitable.

- The rental assistance will be portable within the State of Louisiana. If there are not enough rental units in a parish, and a resident must go to a neighboring parish, the assistance will be available for the rented home/apartment in the neighboring parish.

RENTAL ASSISTANCE FOR LESS THAN 90 DAYS

- The LHC proposes two options for individuals who need rental assistance for less than 90 days.
- The first option would enable individuals who will be staying with family for a short period of time (less than 90 days) to receive a lower rate of rental assistance. The assistance would be equivalent to a “0 room” or efficiency apartment. This option is allowed under HUD rules and the federal HOME program.
- The second option would be to incentivize landlords to provide short-term leases (month-to-month) to individuals impacted by the storm by making the security deposit non-refundable. Landlords who provide short-term leases for apartments would be able to keep the security deposit.

NEEDS BASED SUBSIDY FORMULA

- An individual’s rental assistance will be determined by a needs based subsidy formula which calculates total housing costs in relation to income and assets.
- The formula is based on federal HUD guidelines for affordable housing programs and will specifically target families whose total monthly housing costs as a result of the storms now add up to more than 30 percent of their income.

- Here's how the program will work. An individual will add up their total monthly housing costs (current mortgage or rent payment amount plus the new rent payment amount). If the total housing costs add up to more than 30 percent of their income, the parish will pay a temporary monthly subsidy payment up to the Fair Market Rent in the area. The payment will help offset the cost of the new rent payments and is made directly to the landlord.

WHAT RESIDENTS NEED TO KNOW

- If a resident has experienced storm damage, here's what he or she needs to do.
 - Contact the local parish government office.
 - Be prepared to provide documentation showing total monthly housing costs including the amount you currently pay each month plus the amount of the new rent payments that are a result of relocating from the storms.
 - Be prepared to provide paperwork showing income and assets.
 - Be prepared to show proof of residency and that damage occurred to the primary residence.
- If the total amount of housing costs is over 30 percent of a resident's total income, the parish will pay a temporary monthly subsidy payment up to the Fair Market Rent in the area. Keep in mind this payment will go directly to the new landlord approximately one week before a resident's rent is due. The resident will still be responsible for paying rent on time and for any amount above the rental subsidy.

EXAMPLE TO A RESIDENT OF HOW THE PROGRAM WORKS

- Let's use a dollar amount as an example. Let's say your mortgage payment is \$1,500 a month. You live in an affected parish, your home is uninhabitable, and because of storm damage you will have to rent an apartment temporarily to live in for 6 months. Your new rental payments will cost \$1,500 a month. Your total housing costs now equal \$3,000 a month and that's more than 30 percent of your total income.
- The LHC and your local parish government will look at the FMR of the area where you live – let's say it's \$1,000 -- and that is the maximum amount of the assistance you will be eligible to receive. You will not receive this payment directly. The payment will be made to your landlord by the local parish government office.
- The LHC will also help with utility deposits and security deposits (equal to one month's rent at the Fair Market Rent level) for the new apartment. This payment will also be made directly to the landlord/utility companies not directly to the tenant.
- The program provides up to 12 months of rental assistance.



AVAILABLE RENTAL PROPERTIES

- Families who were displaced by the storms and are looking for a place to rent should visit LAHousingSearch.org. The website is a free service for both renters and landlords and lists rental vacancies across the state.
- There are approximately 437 vacant units currently listed on the website and parishes are encouraged to provide the LHC with any additional vacancy information to add.
- The LHC also encourages parish governments to reach out to area landlords and property managers to encourage them to add available vacancies/properties to the website.

A link to the site can be accessed from the Louisiana Housing Corporation's homepage located at www.lhc.la.gov. Residents can also call LAHousingSearch.org toll free at 1-877-428-8844. This service is supported by a bilingual call center Monday through Friday, 8:00 a.m. – 7:00 p.m. CST.

PROGRAM MONITORING

MONITORING

The parish is responsible for administering the Rental Assistance program according to the HUD, state, and local regulations and requirements. This includes, among other things, ensuring compliance with environmental, lead-based paint, acquisition/relocation, procurement, Davis-Bacon, Section 3, Section 504, and fair housing requirements, as applicable.

LHC will provide monitoring oversight of each parish. Oversight monitoring includes reviewing the parish processes to determine that critical operational and administrative areas are being managed as well as to ensure performance and compliance standards are being met. The parish is responsible for monitoring its program, including all landlords and tenants, to insure compliance with applicable regulations and requirements.

LHC will:

PRIOR TO COMMITMENT OF FUNDS:

1. Review the Parish's (State Recipient) Tenant Selection Plan to insure that it is consistent with the State plan.
2. Provide HQS certified staff to perform property inspections before the tenant occupies the dwelling (for the 12-month program); if the parish does not have adequate demonstrate capacity to perform such inspections.
3. LHC staff will review all proposed leases to insure compliance with federal standards including the omission of prohibited clauses.
4. Review the files to insure that the assisted clients were residents of the Parish at the time of the storm.
5. Review the files to insure that each applicant household property meets the eligibility requirements.

6. Review the files to insure that each application is complete.

AFTER COMMITMENT OF FUNDS:

1. LHC staff will review individual assistance files to insure that the leases are for at least a one year unless the file also contains documentation indicating an agreement for a lesser period of time that is mutually agreed to by the tenant and the landlord.
2. LHC will review files to insure that all LHC required forms or equivalents are being utilized by the Parish.
3. LHC will monitor the files to insure that the amount of assistance provided is consistent with the LHC standard of reducing housing debt to the tenant to thirty percent (30%) of adjusted family income.
4. LHC will monitor to insure that rents paid are reasonable within the market area.
5. LHC will maintain records to insure that the assistance to be provided can be met with the financial resources made available to the Parish.

ONGOING COMPLIANCE

Ongoing compliance requirements may vary by parish. LHC requires 1) that the proper insurance (hazard, flood, etc.) is maintained on the property the duration of time it is under contract for the Need Based Subsidy Program; and 2) the applicant maintains the residence as his/her primary domicile.

The parish, as the State Recipient, is responsible for ensuring that its applicants comply with the program requirements. The parish should submit reports to the LHC that identify the results of the parish's monitoring efforts and other program status information for the Rental Assistance Programs. LHC may, at its discretion, perform an onsite review to validate the information contained within the reports.

TEAM CONTACTS

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Fair Market Rents for Tornado/Severe Weather Affected Areas

	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
	50% RENT LIMIT	460	492	591	682	761	840	918
	65% RENT LIMIT	581	624	752	859	939	1017	1096
Baton Rouge, LA HUD Metro FMR Area	LOW HOME RENT LIMIT	551	623	747	863	963	1063	1162
Ascension	HIGH HOME RENT LIMIT For Information Only: FAIR MARKET RENT	551*	672*	797	993	1144	1316	1487
Livingston		548	669	797	993	1144	1316	1487
Pointe Coupee								
St. Helena								
	50% RENT LIMIT	581	623	747	863	963	1063	1162
	65% RENT LIMIT	780	838	1007	1155	1269	1381	1494
New Orleans-Metairie-Kenner, LA MSA								
St. John the Baptist	LOW HOME RENT LIMIT	542	581	697	805	898	991	1083
	HIGH HOME RENT LIMIT	648	739	889	1018	1116	1213	1310
	For Information Only:							
	FAIR MARKET RENT	648	767	950	1192	1443	1659	1876
	50% RENT LIMIT	542	581	697	805	898	991	1083
	65% RENT LIMIT	689	739	889	1018	1116	1213	1310
Iberville Parish, LA HUD Metro FMR Area								
	LOW HOME RENT LIMIT	431	463	627	729	813	898	981
	HIGH HOME RENT LIMIT	431	463	627	847	990	1135	1224
	For Information Only:							
	FAIR MARKET RENT	431	463	627	847	990	1139	1287
	50% RENT LIMIT	491	526	631	729	813	898	981
	65% RENT LIMIT	645	693	833	954	1045	1135	1224
Assumption Parish, LA								
	LOW HOME RENT LIMIT	493	529	627	870	971	1071	1170
	HIGH HOME RENT LIMIT	493	529	627	924	1001	1151	1301
	For Information Only:							
	FAIR MARKET RENT	493	529	627	924	1001	1151	1301
	50% RENT LIMIT	498	534	641	741	827	912	997
	65% RENT LIMIT	638	684	823	943	1033	1121	1208
St. James Parish, LA								
	LOW HOME RENT LIMIT	493	529	627	870	971	1071	1170
	HIGH HOME RENT LIMIT	493	529	627	924	1001	1151	1301
	For Information Only:							
	FAIR MARKET RENT	493	529	627	924	1001	1151	1301
	50% RENT LIMIT	586	628	753	870	971	1071	1170
	65% RENT LIMIT	774	831	999	1145	1259	1370	1481
Washington Parish, LA								
	LOW HOME RENT LIMIT	427	458	550	635	708	781	854
	HIGH HOME RENT LIMIT	473	476	644	802	881	954	1026
	For Information Only:							
	FAIR MARKET RENT	473	476	644	802	1020	1173	1326
	50% RENT LIMIT	427	458	550	635	708	781	854
	65% RENT LIMIT	546	587	707	807	881	954	1026



LOUISIANA HOUSING CORPORATION

Short-Term Disaster Rental Assistance TA Teleconference




LouisianaHousingCorp


@lahousingcorp
SH54


Louisiana-housing-corporation

www.lhc.la.gov



LOUISIANA HOUSING CORPORATION

Program Overview

The LHC's Short-Term Disaster Rental Assistance Program is designed to provide tenant based rental assistance up to **\$3 million** to households whose homes have been rendered uninhabitable as a result of the tornadoes and severe weather that occurred on February 23, 2016.

The homes must have been located in one of the following nine (9) affected parishes: **Ascension, Assumption, Iberville, Livingston, Pointe Coupee, St. Helena, St. James, St. John the Baptist, and Washington.**



LouisianaHousingCorp



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SH55



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LOUISIANA

HOUSING CORPORATION

Teleconference Information

The LHC will be conducting **weekly conference calls Mondays at 10 a.m. CST** to outline the program in detail and discuss next steps for providing rental assistance to families in your area. The number and code to participate in the call is listed below. Please check your email inbox for additional correspondence specifying the date and time of the conference call.

Short-Term Disaster Rental Assistance Conference Call

Number: 866.642.1665

Passcode: 3 3 5 8 4 2 (use code to dial into the conference)



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LOUISIANA

HOUSING CORPORATION

Parish Allocations

- The \$3 Million in disaster rental assistance available to the 9 parishes will be broken out as follows:
 - \$2 Million of the funding must be used for families who are low-to-moderate income (80% Area Median Income)
 - \$1 Million in funding is available for families who are not 80% AMI or below or who only need temporary rental assistance



LOUISIANA

HOUSING CORPORATION

Parish Allocations – Income Limits

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Ascension	\$36,700	\$41,950	\$47,200	\$52,400	\$56,600	\$60,800	\$65,000	\$69,200
Assumption	\$31,950	\$36,500	\$41,050	\$45,600	\$49,250	\$52,900	\$56,550	\$60,200
Iberville	\$31,450	\$35,950	\$40,450	\$44,900	\$48,500	\$52,100	\$55,700	\$59,300
Livingston	\$36,700	\$41,950	\$47,200	\$52,400	\$56,600	\$60,800	\$65,000	\$69,200
Pointe								
Coupee	\$36,700	\$41,950	\$47,200	\$52,400	\$56,600	\$60,800	\$65,000	\$69,200
St. Helena	\$36,700	\$41,950	\$47,200	\$52,400	\$56,600	\$60,800	\$65,000	\$69,200
St. James	\$37,450	\$42,800	\$48,150	\$53,500	\$57,800	\$62,100	\$66,350	\$70,650
St. John	\$33,600	\$38,400	\$43,200	\$48,000	\$51,850	\$55,700	\$59,550	\$63,400
Washington	\$27,350	\$31,250	\$35,150	\$39,050	\$42,200	\$45,300	\$48,450	\$51,550

A photograph of the Louisiana Housing Corporation building, a large, modern, light-colored structure with many windows and a central entrance. Two flags, the American flag and the Louisiana state flag, are flying in front of the building. The building is surrounded by greenery and trees.

LOUISIANA HOUSING CORPORATION

Parish Allocations – Needs Based Subsidy Formula

- The amount of the assistance available to each affected parish depends on a formula taking into account the Fair Market Rent (FMR) in the area, the individual disaster (IDA) report, up to 12 months of rental assistance, and one month's security deposit. The assistance also includes one month of utility deposits (water, gas, sewer – usually around \$500)
 - **FMR x IDA Report x 13 months + Utility Deposits**
- The LHC will allocate the money directly to parishes. The parishes, in turn, will make payments to landlords on behalf of tenants. Payments should go out roughly one week in advance of the day rent is due.



LOUISIANA

HOUSING CORPORATION

Rental Assistance

- Rental assistance will be based on need and is available to both renters and homeowners.
- In order to qualify, families must demonstrate an urgent need for housing. This applies to all applicants regardless of income.
- Rental assistance will be available to individuals whose property is deemed uninhabitable.
- The rental assistance will be portable within the State of Louisiana. If there are not enough rental units in a parish, and a resident must go to a neighboring parish, the assistance will be available for the rented home/apartment in the neighboring parish.



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LOUISIANA HOUSING CORPORATION

Rental Assistance for Less Than 90 Days

- Temporary rental assistance will also be available for those who need help for a shorter period of time (less than 90 days).
- The LHC proposes two options for individuals who need rental assistance for less than 90 days.
 - Option 1: Individuals who will be staying in an existing household for less than 90 days can receive a lower rate of rental assistance equivalent to a “0 room” or efficiency apartment. This option is allowed under HUD rules and the federal HOME program.
 - Option 2: The LHC will incentivize landlords to provide short-term leases (month-to-month) to individuals impacted by the storm by making the security deposit non-refundable. Landlords who provide short-term leases for apartments would be able to keep the security deposit.

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LOUISIANA HOUSING CORPORATION

Needs Based Subsidy Formula

- An individual's rental assistance will be determined by a needs based subsidy formula which calculates total housing costs in relation to income and assets.
- The formula is based on federal HUD guidelines for affordable housing programs and will specifically target families whose **total monthly housing costs** as a result of the storms now **add up to more than 30% of their income**.
- Here's how the program will work. An individual will add up their total monthly housing costs (current mortgage or rent payment amount plus the new rent payment amount). If the total housing costs add up to more than 30% of their income, the parish will pay a temporary monthly subsidy payment up to the Fair Market Rent in the area. The payment will help offset the cost of the new rent payments and is made directly to the landlord.



LOUISIANA HOUSING CORPORATION

Parish Responsibilities

Prior to accepting applications for assistance parishes must:

- Prepare and adopt a Tenant Selection Plan (TSP) that documents how the parish will make assistance available to their residents and what, if any priorities, the parish will use in selecting participants in the program
- Send the TSP electronically to the Louisiana Housing Corporation for approval
- The LHC will approve and certify that the parish's TSP is consistent with the State Consolidated Plan and its adopted selection policy.



LOUISIANA HOUSING CORPORATION

Parish Responsibilities

Once LHC approves the Parish's Tenant Selection Plan, the Parish must:

- Enter into a State Recipient Agreement with the LHC
- Run a public notice publishing the availability of assistance and the eligibility requirements; date of application (as proven by a date and time stamp on the application intake form) followed by any other priority that the parish may adopt.
- Inspect (or request the LHC to inspect) all units that are to be rented prior to the execution of a lease. Units must pass HQS inspection (or a more stringent code if that is available in the parish).
- Review leases prior to execution to ensure they do not have any prohibited clauses and leases for a period of one year unless the tenant and landlord have agreed to a shorter period.



LOUISIANA HOUSING CORPORATION

Parish Responsibilities

Once LHC approves the Parish's Tenant Selection Plan

- Documentation of mutual agreement for leases less than 90 days must be in writing, signed and maintained by the parish in the client file
- Parishes must ensure that rent to be paid is reasonable and document the reason for certification
- Parishes must submit an electronic copy of the entire tenant file including income qualification, amount of assistance to be provided, inspection reports, lease agreements, mutual agreements (less than one year lease), rent reasonableness determination and other items laid out in the State Recipient Agreement



LOUISIANA HOUSING CORPORATION

State Recipient Agreement

State Recipient Agreement Key Terms

- Term of the Agreement: 1 year
- Total grant amount is to be expended for program costs; no administrative costs allowed
- Limited Subrogation and Assignment: recipients must agree to subrogate and assign any future payments for rental assistance or temporary shelter assistance that they may receive to the LHC
- Agreement can be terminated for cause or convenience or due to funding availability
- Grantee must have requisite action from its governing body to enter into the agreement
- Grantee must be familiar with and agree to adhere to all federal regulations applicable to the program



LOUISIANA

HOUSING CORPORATION

Applicant Eligibility

Income Eligibility

- \$2M in funding will be available for households with a gross annual income at or below 80% AMI as established by HUD
- \$1M in funding for non-LMI Households who demonstrate an urgent need such as homelessness or living in shelters
- Participants assisted on a first come, first served basis



LOUISIANA HOUSING CORPORATION

Applicant Intake

- Parishes must income qualify applicants to determine which track to follow (lower income track or above 80% AMI track) using the CPD Income Eligibility Calculator
 - Parish intake personnel will logon to the HUD CPD website and register to use the calculator
 - Parish staff must select HOME Investment Partnership Program (HOME) as the calculator to use
 - Calculator and instructional materials are available here:
<https://www.hudexchange.info/incomecalculator/>



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HOUSING CORPORATION

Applicant Intake

- While persons up to 80% AMI may be assisted under the LMI portion, federal requirements are that at least 90% of assisted households must be at or below 60% AMI (the HOME income targeting rule)
- Parishes must maintain a list of all assisted households under the Short-Term Disaster Rental Assistance Program that indicates who are being assisted under the LMI component and who are under the temporary assistance program
- The Short-Term Disaster Rental Assistance Program list must never be out of compliance with the HOME income targeting rule
- Once income is determined, the parish will enter it and other required information in the Rental Payment Assistance calculator provided by the LHC. The calculator will determine the maximum amount of monthly assistance that may be provided to the applicant



LOUISIANA HOUSING CORPORATION

Program Monitoring

- The parish will be responsible for administering the program according to HUD, state and local regulations including:
 - Compliance with environmental, lead-based paint, acquisition, relocation, procurement, Davis-Bacon, Section 3, Section 504, and fair housing requirements
 - The parish will be responsible for monitoring its program, including all landlords and tenants, to ensure compliance with these requirements
- LHC will provide monitoring oversight of each parish. This includes:
 - Reviewing parish processes to determine that critical operational and administrative areas are being managed



LOUISIANA HOUSING CORPORATION

Program Monitoring

Prior to the commitment of funds, the LHC will:

- Review the parish's Tenant Selection Plan to ensure consistency with the state plan
- Provide HQS certified staff to perform property inspections before the tenant occupies the dwelling (for the 12-month program) if the parish does not have the capacity to perform these inspections
- Review proposed leases to ensure compliance with federal standards including the omission of prohibited clauses
- Review files to ensure assisted clients were parish residents at the time of the storm
- Review files to ensure that household property meets eligibility requirements
- Review files to ensure that each application is complete



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LOUISIANA HOUSING CORPORATION

Program Monitoring

After the commitment of funds the LHC will:

- Review individual assistance files to ensure leases are for 1 year unless a shorter term is mutually agreed by tenant and landlord
- Review files to ensure all LHC forms or equivalents are being utilized by the parish
- Monitor files to ensure the amount of assistance is consistent with reducing housing debt to 30% of adjusted family income
- Monitor to ensure rents paid are reasonable within the market area



LOUISIANA HOUSING CORPORATION

Program Monitoring

Ongoing Compliance – LHC Requirements

- Requirements may vary by parish but LHC requirements include:
 - Proper insurance (hazard, flood, etc.) is maintained on the property the duration of time it is under contract for the Short-Term Disaster Rental Assistance Program
 - Applicant maintains the residence as his/her primary domicile



LOUISIANA

HOUSING CORPORATION

Program Monitoring

Ongoing Compliance – Parish Requirements

- The parish as a state recipient is responsible for the following:
 - Ensuring that applicants comply with program requirements
 - Submitting reports to the LHC that identify the results of the parish's monitoring efforts and other program status information
 - LHC may, at its discretion, perform an onsite review to validate the information contained within parish reports



LOUISIANA HOUSING CORPORATION

Draw Requests

Initial Documents Required by Parishes for Draw Requests

- W-9 to be verified with IRS
- 1199 for Direct Deposit (LHC recommends this for faster deposits)
- Executed contract (State Recipient agreement) with parish governmental unit



LOUISIANA

HOUSING CORPORATION

Draw Requests

Ongoing requirements for Draw Requests

- It is recommended that parishes send in their requests 7-10 days in advance to give LHC program staff time to process payments
- HOME funds take at least 2-3 business days to be received from the federal Government

A photograph of the Louisiana Housing Corporation building, a large, modern, light-colored structure with many windows and a central entrance. Two flags, the American flag and the Louisiana state flag, are flying in front of the building. The building is surrounded by greenery and trees.

LOUISIANA HOUSING CORPORATION

What Residents Need to Know

- If a resident has experienced storm damage, here's what he or she needs to do:
 - Contact the local parish government office
 - Provide documentation showing monthly housing costs including the amount currently paid each month plus the amount of new rent payments that will result from relocating
 - Provide paperwork showing income and assets
 - Show proof of residency and proof that damage occurred to the primary residence
- If the total amount of housing costs is over 30% of a resident's total income, the parish will pay a temporary monthly subsidy payment up to the Fair Market Rent in the area. Keep in mind this payment will go directly to the new landlord approximately one week before a resident's rent is due. The resident will still be responsible for paying rent on time and for any amount above the rental subsidy.

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LOUISIANA HOUSING CORPORATION

Example to a Resident of How the Program Works

Let's use actual dollar amounts as an example:

- \$1,500 a month mortgage payment on an uninhabitable primary residence in affected parish
- \$1,500 a month rental payment for temporary apartment for up to 12 months
- \$3,000 in total monthly housing costs = more than 30 percent of your total income
- Fair Market Rent of parish where you will be renting for one year = \$1,000 a month
- \$1,000 a month is the maximum amount of rental assistance available in this example. The payment would be made to the landlord by the local parish government office. The LHC would also help with utility and security deposits (equal to one month's rent at the Fair Market Rent level) for the new apartment.



LOUISIANA HOUSING CORPORATION

Available Rental Properties

- Displaced families looking for rental properties should visit **LAHousingSearch.org**. The website is free for renters and landlords and lists rental vacancies across the state.
- There are approximately **437 vacant units** currently listed on the website, and parishes are encouraged to provide the LHC with any additional vacancy information to add.
- The LHC also encourages parish governments to reach out to landlords/property managers to encourage them to add available vacancies/properties to the website.
- Residents can also call **LAHousingSearch.org** toll free at **1-877-428-8844**. This service is supported by a **bilingual call center Monday through Friday, 8:00 a.m. – 7:00 p.m. CST.**



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LOUISIANA HOUSING CORPORATION

Program Contacts

The LHC looks forward to working with you to provide the assistance necessary to get families impacted by these disasters back into their homes as quickly as possible.

Below are the LHC's Short-Term Rental Assistance Program Team Contacts:

Michelle L. Thomas Interim Executive Director 225-763-8700 x. 365 mthomas@lhc.la.gov	Brenda Evans Housing Program Administrator 225-763-8700 x. 298 bevans@lhc.la.gov	Robert McNeese 225-763-8678 rmcneese@lhc.la.gov
Alvin Johnson Jr. 225-763-8684 ajohnson@lhc.la.gov	Liza Bergeron 225-763-8880 lbergeron@lhc.la.gov	Ray Rodriguez 225-763-8872 rrodriguez@lhc.la.gov



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LOUISIANA HOUSING CORPORATION

The following resolution was offered by Director _____ and seconded by Director _____.

RESOLUTION

A resolution authorizing the Louisiana Housing Corporation (“LHC” or “Corporation”) to enter into a contract with Apple Energy Group for training on the Weatherization Assistance Software Version 8.9 (National Energy Audit Tool (“NEAT”) and Manufactured Home Energy Audit Tool (“MHEA”) for the statewide Weatherization Assistance Program (“WAP”); and providing for other matters in connection therewith.

WHEREAS, pursuant to the provisions of Chapter 3-G of Title 40 of the Louisiana Revised Statutes of 1950 (R.S. 40:600.86 through R.S. 40:600.111, inclusive), as amended, and by a delegation of authority letter signed by Governor Bobby Jindal, the Louisiana Housing Corporation (“LHC” or “Corporation”) is granted the power to effectuate the U.S. Department of Energy (“DOE”) Weatherization Assistance Program (“WAP”) for the State of Louisiana; and

WHEREAS, the Weatherization Assistance Software is an energy audit software tool developed for WAP that contains two programs - the National Energy Audit Tool (NEAT) for site-built single family houses and the Manufactured Home Energy Audit (MHEA) for mobile homes; and

WHEREAS, these tools are specifically designed to help states and local weatherization agencies identify and prioritize home-specific cost effective measures by reducing their total residential expenditures; and

WHEREAS, on January 13, 2016, the Board of Directors of Corporation authorized the release of a Request for Proposals (“RFP”) for training of the NEAT and MHEA Audit Tool; and

WHEREAS, the Corporation has reviewed the responses to the RFP for training on the Weatherization Assistance Software Version 8.9 (“NEAT”) and (“MHEA”).

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Louisiana Housing Corporation (the “Board”), acting as the governing authority of said Corporation, that:

SECTION 1. The Corporation is hereby authorized to enter into a contract with Apple Energy Group for the request for Proposals (“RFP”) for training on the Weatherization Assistance Software Version 8.9 (National Energy Audit Tool (“NEAT”) and Manufactured

Home Energy Audit Tool (“MHEA”) for the statewide Weatherization Assistance Program (“WAP”).

SECTION 2. The Corporation’s staff and counsel are authorized and directed to prepare such documents as may be necessary to effectuate the purpose of this resolution.

SECTION 3. The Chairman, Vice Chairman, Interim Executive Director, and/or Secretary of the Corporation are hereby authorized, empowered, and directed to execute any forms and/or documents required to be executed, terms of which are to be consistent with the provisions of this resolution.

This resolution having been submitted to a vote, the vote thereon was as follows:

And the resolution was declared adopted on this, the 9th day of March, 2016.

Chairman

Secretary

**STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE**

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation, do hereby certify that the foregoing two (2) pages constitute a true and correct copy of a resolution entitled, “A resolution authorizing the Louisiana Housing Corporation (“LHC” or “Corporation”) to enter into a contract with Apple Energy Group for training on the Weatherization Assistance Software Version 8.9 (National Energy Audit Tool (“NEAT”) and Manufactured Home Energy Audit Tool (“MHEA”) for the statewide Weatherization Assistance Program (“WAP”); and providing for other matters in connection therewith.”

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Agency on this, the 9th day of March 2016.

Secretary

(SEAL)

Weatherization Assistance Program – RFP for Training for

Department of Energy Weatherization Assistance National Energy Audit Tool

(NEAT) and Manufactured Home Energy Audit (MHEA) Software Version 8.9

Evaluation Team Recommendation

Proposer	Reviewer 1 Score	Reviewer 2 Score	Reviewer 3 Score	Reviewer 4 Score	Average Score
Southface 241 Pine Street NE Atlanta, GA 30308	70	105	102	95	93
Apple Energy Group 4501 Spicewood Springs Rd. Suite #1022 Austin, TX 78759	100	99	106	110	103.75
Community Housing Partners 550 Industrial Drive NE Christiansburg, VA 24073	60	97	103	120	95

Recommended Proposer(s):
Apple Energy Group

The Weatherization Assistance software is used in implementing and administering the weatherization program according to DOE guidelines. It was developed by the Oak Ridge National Laboratory for DOE and is an advanced energy audit computer program that identifies the cost-effective energy-efficiency retrofit measures for a home after taking into account local weather conditions, retrofit measure costs, fuel costs, and specific construction details of the home. The Weatherization Assistant is a Windows-based software package and is currently composed of two programs: the National Energy Audit Tool (NEAT) for site-built single-family homes and the Manufactured Home Energy Audit (MHEA) for mobile homes.

Evaluation Team:

Melissa Mayers

Winona Connor

Ray Rodriguez

Thomas Gibson

Energy Programs Activity Summary

As of January 31,
2016

According to HES Budget Tracking

2015 DHHS/LIHEAP

Grantor: U.S. Department of Health & Human Services
(\$38,389,693)

Programs	Grant Period	Grant Award	Expended	Balance	Households Served	New Clients	Units Completed
LIHEAP	10/1/2014-9/30/2016	\$29,144,570.12	\$28,441,011.08	\$703,559.04	68,080	10,487	
LIHEAP	10/1/2014-9/30/2016	\$3,796,731.00	\$3,526,907.34	\$269,823.66	8,864	1,893	
DHHS/WAP*	7/1/2015-6/30/2016	\$5,448,391.53	\$1,622,856.21	\$3,825,535.32			233
Total:		\$38,389,692.65	\$33,590,774.63	\$4,798,918.02	76,944	12,380	233
Percentage:			87.50%	12.50%			

***NOTE:** LIHEAP funds set aside to supplement the 2015 DOE/WAP were released in contracts on 7/22/2015.

2015 DOE/WAP

U.S. Department of Energy (\$1,706,830) Units projected: DOE 131 + (572 LIHEAP Only) = 703 units

Programs	Program Year	Grant Award	Expended	Balance	Units Completed
DOE/WAP*	7/1/2015-6/30/2016	\$1,706,830.00	\$523,060.49	\$1,183,769.51	62
Total:		\$1,706,830.00	\$523,060.49	\$1,183,769.51	62
Percentage:			30.65%	69.35%	

2016 DHHS/LIHEAP

Grantor: U.S. Department of Health & Human Services
(\$37,895,325)

Programs	Grant Period	Grant Award	Expended	Balance	Households Served	New Clients	Units Completed
LIHEAP	10/1/2015-9/30/2017	\$33,063,670.75	\$3,669,837.02	\$29,393,833.73	14,579	2,803	
DHHS/WAP*	7/1/2016-6/30/2017	\$4,831,653.94					
Total:		\$37,895,324.69	\$3,669,837.02	\$29,393,833.73	14,579	2,803	
Percentage:			9.68%	77.57%			

***NOTE:** LIHEAP funds set aside to supplement the 2016 DOE/WAP.

LOUISIANA HOUSING AUTHORITY UPDATES

1. Homelessness Supports and Housing – Katrina/Rita

<i>Budget</i>	<i>Funds Expended Through 1/29/16</i>	<i>Percentage Expended Through 1/29/16</i>	<i># of PSH units developed (total = 78)</i>	<i># of Shelter Beds Repaired (Total=200)</i>
\$26,009,205	\$24,648,144	95%	McCaleb – 21 Tulane – 30 Canal - 27	0

- Balance of funds to be used as follows:
 - \$1,738,599.21 – Rehab of the New Orleans Mission – 200 bed emergency shelter for people experiencing homelessness- CEA expires 2/28/2017

2. Supportive Housing Services – CDBG Katrina/Rita

<i>Budget</i>	<i>Funds Expended Through 1/29/16</i>	<i>Percentage Expended Through 1/29/16</i>	<i># of Persons Assisted with New Access to a Service as of 1/29/16 (cumulative)</i>	<i>Program End Date</i>
\$72.73M	\$59,423,410	82%	5,921	12/31/2018

- The program provides supportive services to the severely disabled living in PSH units

3. Louisiana Services Network Data Consortium – CDBG Katrina/Rita

<i>Budget</i>	<i>Funds Expended Through 1/29/16</i>	<i>Percentage Expended Through 1/29/16</i>	<i>Program End Date</i>
\$400,000	\$297,052	74%	6/30/2016

- The contract is funding the integration of 9 separate Homeless Management Information Systems into one statewide integrated system

4. Contaminated Drywall/STARS-CDBG Katrina/Rita

<i>Budget</i>	<i>Funds Expended Through 1/29/16</i>	<i>Percentage Expended Through 1/29/16</i>	<i>Assisted Households</i>	<i>CEA End Date</i>
\$2,177,717	\$1,273,330	58%	129	6/30/2017

5. Calcasieu Parish Homeless Prevention – Gustav/Ike/CoC Capacity Building Project

<i>Budget</i>	<i>Funds Expended Through 1/29/16</i>	<i>Percentage Expended Through 1/29/16</i>	<i>Assisted Households</i>
\$669,048.00	\$638,721.00	95%	N/A

- The Parish is providing homeless prevention funds and Continuum of Care capacity building
- This grant was amended in April 2015. The budget was increased by \$62,448

6. Emergency Solutions Grant

<i>Budget</i>	<i>Funds Expended Through 1/29/16</i>	<i>Percentage Expended Through 1/29/16</i>	<i>Number of Contracts</i>	<i>Contract End Date</i>	<i>Units of Service for Shelters</i>	<i>Units of Financial Assistance</i>
FY13 award = \$1,969,448	\$1,717,505	88%	26	6/30/2015	441	201
FY14 award= \$2,253,006	\$495,800	22%	28	6/30/2016	0	0
FY15 award=\$2,379,318	\$28,128	.02%	22	6/30/17	0	0

- Provides funding to local communities to support homeless shelters by providing shelter housing, and/or rental assistance to homeless individuals and families who are either homeless or at risk of homelessness
- The “Units of Service Delivery for Shelters” reflects the number of persons provided housing at homeless shelters
- The “Units of Financial Assistance” reflects the number of financial assistance payments made on behalf of a client (rent, deposit, utilities)

7. HOME Tenant Based Rental Assistance (TBRA)

Youth Aging Out of Foster Care HOME TBRA				
<i>Budget</i>	<i>Funds Expended Through 1/29/16</i>	<i>Percentage Expended Through 1/29/16</i>	<i>Program End Date</i>	<i>Households Served</i>
Youth Aging Out of Foster Care \$500K	\$293,482	59%	Individually based (contracts are for 24 months of assistance)	26
Section 811 PRA Demo Security Deposits \$10,000	\$1,270	13%	Individually Based	5

8. Permanent Supportive Housing – Support Contracts

Hawkins Contract - \$222,187			
<i>Budget</i>	<i>Funds Expended Through 1/29/16</i>	<i>Percentage Expended Through 1/29/16</i>	<i>Contract End Date</i>
\$222,187	\$63,611	29%	8/31/2016

- Contract provides legal services for the Louisiana Housing Authority

TAC contract - \$243,588			
<i>Budget</i>	<i>Funds Expended Through 1/29/16</i>	<i>Percentage Expended Through 1/29/16</i>	<i>Contract End Date</i>
\$243,588	\$174,200	72%	6/30/2016

- Contract provides technical assistance for administering the PSH program

Linda Jarrell contract - \$42,500			
<i>Budget</i>	<i>Funds Expended Through 1/29/16</i>	<i>Percentage Expended Through 1/29/16</i>	<i>Contract End Date</i>
\$42,500	\$27,559	65%	12/31/2017

- Contract provides assistance with recruiting owners and completing contracts for the PRA Section 811 Program

9. Permanent Supportive Housing - Administration and Services

Shelter Plus Care					
<i>Program</i>	<i>Budget</i>	<i>Funds Expended Through 1/29/16</i>	<i>Percentage Expended Through 1/29/16</i>	<i>Leased Vouchers through 1/29/16</i>	<i>Contract End Date</i>
S+C	\$50M	\$48.6M	97%	858	Contract has been extended until April 30, 2016 and will be renewed annually, thereafter.

Project Based Voucher					
<i>Program</i>	<i>2016 Renewal Funding</i>	<i>2016 Expenses</i>	<i>Percentage Expended Through 1/29/16</i>	<i>Leased Vouchers through 1/29/16</i>	<i>Contract End Date</i>
PBV	\$11.8M	\$1.9M	16%	1489	Funding Renewed Annually

- Total allocation of vouchers is 3,027
- Vouchers are for the severely disabled

Section 811 PRA Demo					
<i>Program</i>	<i>2016 Renewal Funding</i>	<i>2016Expenses</i>	<i>Percentage Expended Through 1/29/16</i>	<i>Housholds Served through 1/29/16</i>	<i>Contract End Date</i>
Section 811 PRA Demo	\$8,489,928	\$148,503	.02%	5	9/30/2025

LOUISIANA HOUSING AUTHORITY ACTIVITY

Program	Households Served	Funds Disbursed/Total Payments	Balance of Funds	Program End Date
Homeless Supports and Housing – Katrina/Rita	78	\$24,648,144	\$1,065,778	3/31/18
Supportive Housing Services – Katrina/Rita	5921	\$59,423,410	\$13,306,593	12/31/18
Contaminated Drywall/STARS- CDBG Katrina/Rita	129	\$1,273,330	\$904,387	6/30/16
Emergency Solutions Grant	201	\$2,241,433	\$4,360,339	Renewed Annually
Calcasieu Parish Homeless Prevention – Gustav/Ike	N/A	\$638,721	\$30,327	Varies
Section 811 PRA Demo	5	\$148,503	\$8.4M	9/30/2025
Shelter Plus Care (S+C)	858	\$48.6M	\$1.4M	Program extended thru April 30, 2016
Project-Based Vouchers (PBV)	1489	\$1.9M	\$9.9M	Renewed annually
As of the January 29, 2016, reporting period:	Over 8681 Households Served	\$138,873,541.00 Disbursed**	\$39,367,424.00 Remaining	N/A

**The funds associated with these programs directly impact households, but do not represent the total amount of LHA funding or disbursements.



HOME FUNDS DASHBOARD REPORT

CURRENT AS OF IDIS-PR27 2/24/16 AT 9:50 AM

	DASHBOARD DETAILS						
Grant Year	2010	2011	2012	2013	2014	2015	TOTAL
Total Award Amount	\$16,203,982.00	\$14,225,651.00	\$8,240,993.00	\$7,073,089.00	\$7,456,547.00	\$6,515,936.00	\$59,716,198.00
Committed Funds	\$16,189,816.17	\$14,062,574.25	\$8,231,307.41	\$5,433,488.67	\$1,864,136.75	\$651,593.60	\$46,432,916.85
Cumulative Unexpended Committed Funds as of 2/24/2016*	\$0	\$3,653,511.51	\$8,231,307.41	\$5,433,488.67	\$1,864,136.75	\$651,593.60	\$19,834,037.94
Cumulative Unexpended Authorized Funds as of 2/24/2016	\$0	\$3,830,754.09	\$8,240,993.00	\$7,073,089.00	\$7,456,547.00	\$6,515,936.00	\$33,117,319.09
Cumulative Unexpended Required CHDO Portion as of 2/24/2016*	\$0	\$0	\$0	\$0	\$0	\$0	
Deadline to Expend Before Recapture		September 30, 2016	April 30, 2017	August 31, 2018	July 31, 2019	July 31, 2020	
Cumulative Uncommitted Funds as of 2/24/2016	\$0	\$0	\$0	\$0	\$6,767,345.15	\$6,515,936.00	\$13,283,281.15
Cumulative Uncommitted CHDO Portion as of 2/24/2016**	\$0	\$0	\$0	\$0	\$0	\$977,390.40	
Deadline to Commit Before Recapture					July 31, 2016	July 31, 2017	

*Included in total Cumulative Unexpended Authorized Funds
 ** Included in total Cumulative Uncommitted Funds
 Red Text - Funds subject to recapture within the next 18 months

Total Award Amount = Committed Funds + Uncommitted Funds
Committed Funds - a grant agreement is in place and funds have been committed and are being expended.
Uncommitted Funds - no grant agreement is in place and the funds are available for use in accordance with the subgrant. This is an accurate reflection of data that is in IDIS which is what HUD sees.



HOME FUNDS DASHBOARD REPORT

CURRENT AS OF IDIS-PR27 2/24/16 AT 9:50 AM

Funds Allocated/Set-Aside <ul style="list-style-type: none"> Funds that LHC has allocated to projects but have not yet been Committed in IDIS Tax Credit Projects must go to closing to show as 'Committed' TBRA funds show as 'Committed' after applicants complete the eligibility process 	Agency Programs – Allocated by LHC but not Committed in IDIS		\$ 412,805.50
	HOME-Youth Aging Out of Foster Care TBRA - \$500,000		
	YAOFC Balance	\$164,075.00	
	Section 811 - HOME TBRA - Security Deposit Program - \$250,000		
	Section 811 Balance	\$248,730.50	
	Single Family 2012A - \$3M Budget		
	Single Family Balance	\$0	
	HOME NOFA Projects – Allocated by LHC but not Committed in IDIS		\$ 0.00
	Grand Total Allocated but not Committed		\$ 412,805.50

DASHBOARD SUMMARY		
		Total
Awarded Funds 2010-2015		\$ 59,716,198.00
Committed Funds (as shown in IDIS)		\$ 46,432,916.85
<i>Committed Funds Subject to Recapture by HUD Unless Expended by Deadlines indicated</i>	<i>\$ 19,834,037.94</i>	
Total Uncommitted (as shown in IDIS) Subject to Recapture by HUD Unless Committed by Deadlines indicated		\$ 13,283,281.15
Allocated (not Committed in IDIS but Allocated to projects by LHC)		\$ 412,805.50
Cumulative Uncommitted CHDO Reserve Funds		\$ 977,390.40
Actual Funds Available to Commit to New Projects		\$ 11,893,085.25

SUSTAINABLE HOUSING PROGRAM ACTIVITY

Katrina/Rita Recovery

Program	Affordable Units Created/Properties Completed Construction	% of Goal	Funds Disbursed/Total Payments	% of Total Applicant Allocation	Balance of All Available Funds
Small Rental Property Program	7,590	91%	\$435,505,116	99%	\$4,690,600
Housing Development Loan Fund	658	n/a	\$5,659,469	85%	\$1,030,185
TO-DATE TOTAL =	8,248		\$441,164,585		\$5,720,785

Gustav/Ike Recovery

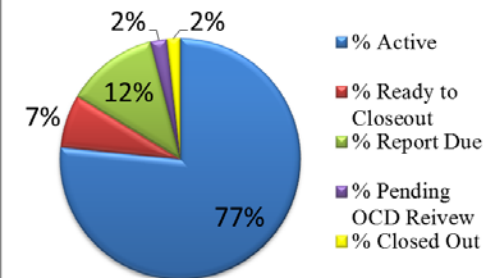
Program	Affordable Units Created/Properties Completed Construction	% of Goal	Funds Disbursed/Total Payments	% of Total Applicant Allocation	Balance of All Available Funds
State Affordable Rental Program (ARP)	574	82%	\$49,468,079	98%	\$1,134,464
Parish Affordable Rental Program	593	94%	\$23,925,446	89%	\$3,024,554
Parish Housing Programs	1024	72%	\$34,230,955	79%	\$9,353,214
TO-DATE TOTAL =	2,191		\$107,624,480		\$13,512,232

Isaac

Program	Affordable Units Created/Properties Completed Construction	% of Goal	Funds Disbursed/Total Payments	% of Total Applicant Allocation	Balance of All Available Funds
Parish Housing	0		\$1,885,322	73%	\$699,703
State Housing (HMA Cost Share)	0		\$195,912	18%	\$894,088
TO-DATE TOTAL =	0		\$2,081,234		\$1,593,791

DISASTER RECOVERY CDBG CLOSEOUT STATUS REPORT

Louisiana Housing Corporation	Total Projects	Total Active Projects	Projects ready to Closeout	Closeout Project Reports Due	Pending OCD Review	Final Closeout Granted
Katrina/Rita	114	104	0	5	2	3
Gustav/Ike	95	52	16	23	3	1
Isaac	17	17	0	0	0	0
TO-DATE TOTAL =	226	173	16	28	5	4



Single Family	Total Projects	Total Active Projects	% Active	Projects ready to Closeout	% Ready to Closeout	Closeout Project Reports Due	% Report Due	Pending OCD Review	% Pending OCD Review	Final Closeout Granted	% of Projects Closed Out
Katrina/Rita	37	32	86%	0	0%	5	14%	0	0%	0	0%
Gustav/Ike	2	2	100%	0	0%	0	0%	0	0%	0	0%
Isaac	2	2	100%	0	0%	0	0%	0	0%	0	0%
TO-DATE TOTAL =	41	36	88%	0	0%	5	12%	0	0%	0	0%

Sustainable Housing	Total Projects	Total Active Projects	% Active	Projects ready to Closeout	% Ready to Closeout	Closeout Project Reports Due	% Report Due	Pending OCD Review	% Pending OCD Review	Final Closeout Granted	% of Projects Closed Out
Katrina/Rita	69	67	97%	0	0%	0	0%	2	3%	0	0%
Gustav/Ike	88	50	57%	15	17%	21	24%	2	2%	0	0%
Isaac	15	15	100%	0	0%	0	0%	0	0%	0	0%
TO-DATE TOTAL =	172	132	77%	15	9%	21	12%	4	2%	0	0%

Lousiana Housing Authority	Total Projects	Total Active Projects	% Active	Projects ready to Closeout	% Ready to Closeout	Closeout Project Reports Due	% Report Due	Pending OCD Review	% Pending OCD Review	Final Closeout Granted	% of Projects Closed Out
Katrina/Rita	8	5	63%	0	0%	0	0%	0	0%	3	38%
Gustav/Ike	5	0	0%	1	20%	2	40%	1	20%	1	20%
TO-DATE TOTAL =	13	5	38%	1	8%	2	15%	1	8%	4	31%

*Data compiled using DRU's Weekly Activity Closeout Snapshot dated 02/24/16